168.0	0008	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	822,000	/	822,000
USE VALUE:	822,000	/	822,000
ASSESSED:	822,000	/	822,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
254		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	APIGIAN KYLE O
Owner 2:	
Owner 3:	
Street 1:	254 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DREW ALLISON E & -
Owner 2:	APIGIAN KYLE O -
Street 1:	254 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,750 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1984 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6750.000	384,300	2,000	435,700	822,000
Total Card	0.155	384,300	2,000	435,700	822,000
Total Parcel	0.155	384,300	2,000	435,700	822,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.31 | /Parcel: 414.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	111603
GIS Ref	
GIS Ref	
Insp Date	07/21/18

!13031!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,900	2000	6,750.	435,800	821,700	821,700	Year End Roll	12/18/2019
2019	101	FV	303,900	2100	6,750.	435,800	741,800	741,800	Year End Roll	1/3/2019
2018	101	FV	309,100	2100	6,750.	367,300	678,500	678,500	Year End Roll	12/20/2017
2017	101	FV	309,100	2100	6,750.	336,200	647,400	647,400	Year End Roll	1/3/2017
2016	101	FV	309,100	2100	6,750.	286,400	597,600	597,600	Year End	1/4/2016
2015	101	FV	285,200	2200	6,750.	249,000	536,400	536,400	Year End Roll	12/11/2014
2014	101	FV	285,200	2200	6,750.	230,300	517,700	517,700	Year End Roll	12/16/2013
2013	101	FV	285,200	2200	6,750.	219,100	506,500	506,500		12/13/2012

PRINT

Date	Time
12/11/20	03:02:43

LAST REV

Date	Time
12/07/20	10:59:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13031

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DREW ALLISON E	76076-347	1	11/3/2020	Convenience	1	No	No		
MORRIS TIFFANY	57844-49		11/10/2011		580,000	No	No		
SAIDLA KRISTEN	56109-314		12/20/2010		580,000	No	No		
SMITH KRISTEN E	34087-386		11/19/2001	Family		No	No		
FERRANTI RICHAR	30342-451		6/25/1999		242,000	No	No		
	18611-317		10/1/1987		185,000	No	No	Y	

USER DEFINED

Prior Id # 1:	111603
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2013	1332	Manual	1,856	C				
6/16/2003	503	Addition	70,000		9/2/2004			
9/8/1997	524	Manual	2,700					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Meas/Inspect	HS	Hanne S
1/24/2014	Info Fm Prmt	EMK	Ellen K
7/3/2012	Measured	JBS	JOHN S
2/10/2012	MLS	EMK	Ellen K
9/8/2004	Fieldrev-Chg	BR	B Rossignol
9/2/2004	Permit Visit	BR	B Rossignol
2/23/2000	Inspected	276	PATRIOT
12/20/1999	Measured	264	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6750		Sq. Ft.	Site		0	70.	0.92	7									435,749						435,700	

Total AC/HA: 0.15496 | Total SF/SM: 6750 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 435,749 | Spl Credit | Total: 435,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.17923379
Const Adj.:	1.03527963
Adj $ / SQ:	128.188
Other Features:	88696
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402803
Depreciation:	18529
Depreciated Total:	384274

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

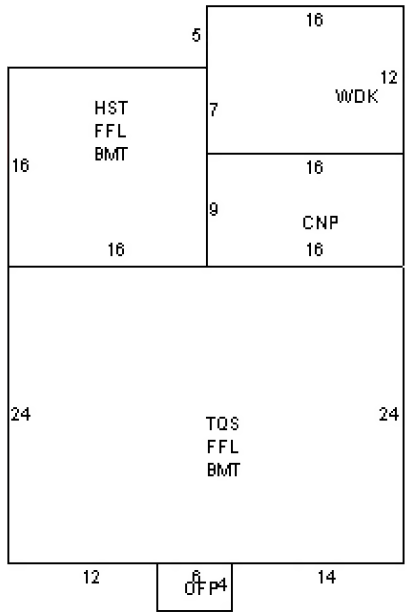
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	128.19
Special Features:	0	Val/Su Net:	106.04
Final Total:	384300	Val/Su SzAd	193.70

SKETCH



UnSketched SubAreas:
BMT: 256,
FAD: 256,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	38.460	49,224
FFL	First Floor	1,024	128.190	131,264
TQS	3/4 Story	576	128.190	73,836
FAD	Addition	256	128.190	32,816
WDK	Deck	192	11.600	2,228
CNP	Canopy	144	50.250	7,237
HST	Half Story	128	128.190	16,408
OFP	Open Porch	24	45.550	1,093
	Net Sketched Area:	3,624	Total:	314,106
Size Ad	1984	Gross Are	3944	FinArea 1984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	11X20	A	AV	1980	13.18	T	31.2	101			2,000			2,000
2	Frame Shed	D	Y	1	8x10	A	AV	2018	0.00	T	1	101						

More: N | Total Yard Items: 2,000 | Total Special Featues: | Total: 2,000